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Estate Agent of the Year
Northern Ireland 2016

Tim Martin
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CELEBRATING 30 YEARS IN BUSINESS



40 Hill Road
Dromara BT25 2AH

OFFERS
AROUND

£315,000

A spacious well appointed detached residence set on an elevated position enjoying stunning views over the surrounding countryside to the Lagan Valley and White Mountain beyond. The view is a delight during the day and exceptional at night with the lights of Lisburn and Belfast providing a kaleidoscope of colour.

The residence includes three receptions, five bedrooms including one en suite, farmhouse sized integrated kitchen, adjoining laundry room and principal bathroom. An enormous floored roofspace with gable windows extending to about 1325 sqft provides great potential for conversion to additional accommodation and/or office space for those wishing to work from home.

Externally the substantial garaging is mirrored at a lower level to provide additional garage or workshop if desired.

The property is convenient to Dromore, Ballynahinch and Hillsborough with easy access to the motorway network.

- 3 Receptions
- 5 Bedrooms (1 En Suite)
- Integrated Farmhouse Kitchen
- Stunning Views
- Circa. 1.67 Acres
- Large Garage / Workshop
- Oil Fired Heating
- Double Glazing
- Convenient to Motorway

ACCOMMODATION

COVERED ENTRANCE PORCH

Tiled steps; tongue and groove ceiling with light point.

PRINCIPAL HALL 5.94m (19'6) x 2.97m (9'9)

Corniced ceiling with matching ceiling rose; telephone connection point; 4 wall lights.



LOUNGE 4.5m (14'9) x 4.45m (14'7)

White marble and pink granite fireplace and hearth with carved hardwood surround; corniced ceiling and centre ceiling rose; 2 wall lights; tv aerial connection.

DINING ROOM 4.8m (15'9) x 4.47m (14'8)

Glazed sliding patio door and side light to garden; corniced ceiling and centre ceiling rose.



KITCHEN 4.8m (15'9) x 4.47m (14'8)

Franke 1½ tub compound sink unit with mixer taps; extensive range of light oak eye and floor level cupboards and drawers, matching illuminated leaded glass display cupboards, open display shelves; formica worktops; ceramic wash hand basin; integrated Normende electric under over and Hotpoint stainless steel 4 ring electric hob with canopy over concealing extractor unit and light; Hotpoint dishwasher; part tiled walls and tiled floor; Hotpoint integrated fridge; pine tongue and groove ceiling with recessed spot lights.

LAUNDRY ROOM 2.97m (9'9) x 2.74m (9')

Single drainer stainless steel sink unit with mixer taps; good range of laminate eye and floor level cupboards and drawers; formica worktops; plumbed and space for washing machine; built in double cloak cupboard; separate close coupled wc; quarry tiled floor.



LOUNGE 6.27m (20'7) x 5.41m (17'9)

Embossed cast iron fireplace and matching fire box; botanical tiled panels on slate tiled hearth; carved brown marble chimney piece; corniced ceiling and centre ceiling rose; tv aerial connection point; bay window; feature stained and leaded glass window; 2 wall lights.

REAR HALLWAY

Corniced ceiling and centre ceiling rose; wall lights; hotpress with insulated copper cylinder and immersion heater.

BEDROOM 1 3.66m (12'0) x 2.39m (7'10)



BEDROOM 2 4.47m (14'8) x 3.89m (12'9)

Double built in wardrobe; pedestal wash hand basin with brass taps.

BEDROOM 3 4.72m (15'6) x 4.5m (14'9)

Double built in wardrobe; tv aerial connection point.



EN SUITE SHOWER ROOM 2.79m (9'2) x 1.17m (3'10)

Champagne coloured suite comprising rectangular tiled shower cubicle with Redring Expressions electric shower and folding smoked glass shower door and side panel; pedestal wash hand basin with brass mixer taps; close coupled wc; ½ tiled walls; tiled floor.



BEDROOM 4 4.8m (15'9) x 3.48m (11'5)

Pedestal wash hand basin with brass mixer taps.

BEDROOM 5 3.66m (12'0) x 3.18m (10'5)

Pedestal wash hand basin with brass mixer taps.



PRINCIPAL BATHROOM

3.66m (12'0) x 3.02m (9'11)

White suite comprising corner jacuzzi bath with brass pillar mixer taps and telephone shower attachment; pedestal wash hand basin with brass mixer taps; illuminated mirror with plane glass shelf over; electric shaver socket; quadrant tiled shower cubicle with Aqualisa thermostatically controlled shower and sliding glass shower doors and side panels; close coupled wc; bidet with brass mixer taps; part tiled walls; ceramic tiled floor.



ROOFSPACE 24.77m (81'3) x 4.27m (14')

Fully floored with two gable windows and circular stained and leaded glass window; light points;



OUTSIDE

Double wrought iron gates; cattle grid and illuminated decorative gravel drive with ample parking to front, side and rear; leading to:-



GARAGING 9.19m (30'2) x 6.2m (20'4)

Up and over door; fluorescent light and power points; built in cupboard; oil fired boiler.



LOWER GROUND FLOOR GARAGE

8.94m (29'4) x 5.92m (19'5)

Folding sliding garage door; fluorescent light and power points.



PADDOCK Small paddock to side.

GARDENS

Gardens to front and side laid out in rolling lawns with shrub beds planted with a fine selection of ornamental and flowering shrubs and treed including ornamental grasses; Hydrangea, Rhododendron, Hebe, Blue Spruce Larch etc.

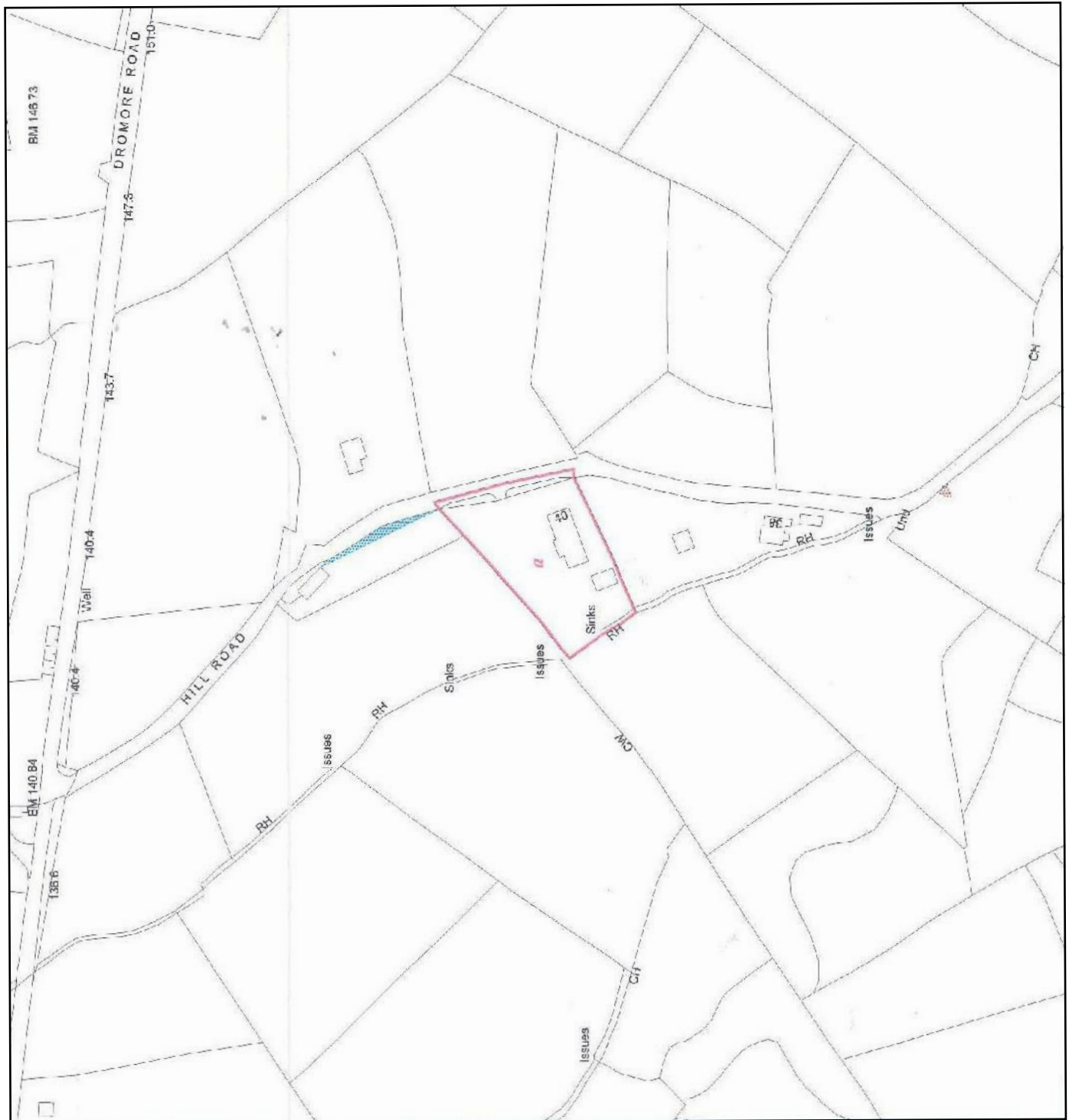


FLOOR PLAN

Ground Floor
Approx. 242.5 sq. metres (2609.7 sq. feet)



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	49	55
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



CAPITAL / RATEABLE VALUE

£300,000 = Rates Payable £2,319.60 per annum (approx)



VIEWING

By Appointment with Agent



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